095.0	0002	0009.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,331,000 / 1,331,000
					USE VALUE:	1,331,000 / 1,331,000
					ASSESSED:	1,331,000 / 1,331,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		FALMOUTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TRONSKY KRISTEN R
Owner 2:	AUGUSTEN AARON K
Owner 3:	
Street 1:	25 FALMOUTH ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DURAND STEPHANE & CHRISTINE -
Owner 2:	-
Street 1:	25 FALMOUTH ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,467 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1987, having primarily Vinyl Exterior and 3816 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11467.000	796,200		534,800	1,331,000
Total Card	0.263	796,200		534,800	1,331,000
Total Parcel	0.263	796,200		534,800	1,331,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.79 | /Parcel: 348.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	146951
GIS Ref	
GIS Ref	
Insp Date	11/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 095.0-0002-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	825,500	0	11,467.	534,800	1,360,300	1,360,300	Year End Roll	12/18/2019
2019	101	FV	623,700	0	11,752.	540,800	1,164,500	1,164,500	Year End Roll	1/3/2019
2018	101	FV	623,700	0	11,752.	463,500	1,087,200	1,087,200	Year End Roll	12/20/2017
2017	101	FV	623,700	0	11,752.	432,600	1,056,300	1,056,300	Year End Roll	1/3/2017
2016	101	FV	623,700	0	11,752.	370,800	994,500	994,500	Year End	1/4/2016
2015	101	FV	606,800	0	11,752.	332,200	939,000	939,000	Year End Roll	12/11/2014
2014	101	FV	518,500	0	11,752.	307,500	826,000	826,000	Year End Roll	12/16/2013
2013	101	FV	518,500	0	11,752.	293,200	811,700	811,700		12/13/2012

!7794!

PRINT

Date	Time
12/10/20	22:24:08

LAST REV

Date	Time
10/06/20	12:05:17
apro	
7794	

USER DEFINED

Prior Id # 1:	146951
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DURAND STEPHANE	72738-237	1	6/10/2019		1,350,000	No	No		
DURAND STEPHANE	71887-397	1	11/15/2018	Portion-Asst	10	No	No		489 sqft---> 95-2-9 see plan 927 of 2018
DURAND STEPHANE	71887-395	1	11/15/2018	Portion-Asst	10	No	No		168 sqft---> 95-2-8 see plan 927 of 2018
FALWELL THOMAS	63783-517		6/20/2014		995,000	No	No		
	17211-567		7/1/1986		125,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/8/2014	1129	Redo Bat	5,000		9/8/2014			Remodel basement b

ACTIVITY INFORMATION

Date	Result	By	Name
11/14/2018	MEAS&NOTICE	CC	Chris C
5/14/2015	SQ Returned	MM	Mary M
4/15/2009	Meas/Inspect	163	PATRIOT
11/9/1999	Mailer Sent		
10/18/1999	Measured	264	PATRIOT
1/1/1988		RG	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11467		Sq. Ft.	Site		0	70.	0.67	4									534,808						534,800	

Total AC/HA: 0.26325 | Total SF/SM: 11467 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 534,808 | Spl Credit | Total: 534,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1987	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	6.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	6.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.01458335
Const Adj.:	1.01595843
Adj $ / SQ:	128.847
Other Features:	144001
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	854327
Depreciation:	58094
Depreciated Total:	796233

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 4		Baths: 2					HB 1		

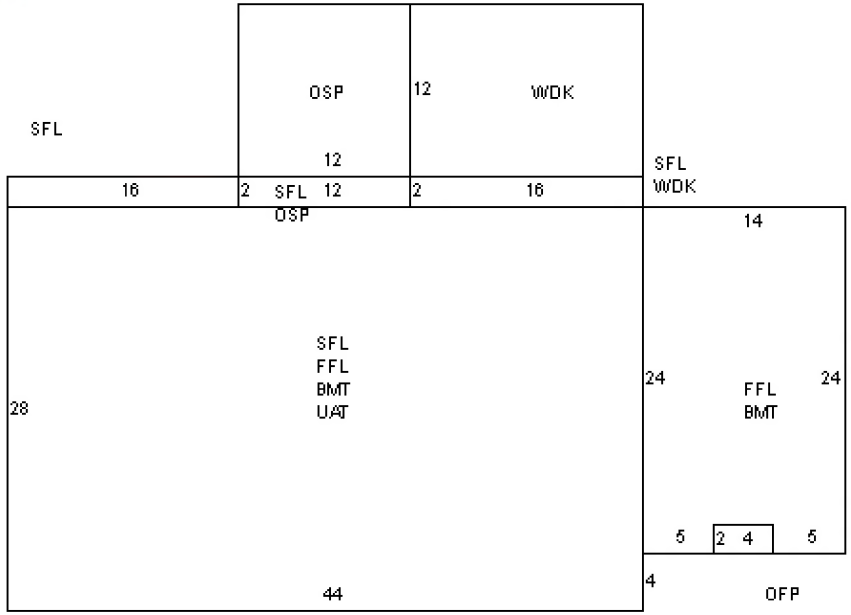
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	4	
Totals			
1	12	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	171.37
Special Features:	0	Val/Su Net:	154.66
Final Total:	796200	Val/Su SzAd	276.46

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,560	66.480	103,717
FFL	First Floor	1,560	128.850	201,001
SFL	Second Floor	1,320	128.850	170,078
UAT	Upper Attic	308	51.540	15,874
WDK	Deck	224	10.630	2,381
OSP	Screen Porch	168	29.420	4,942
OFP	Open Porch	8	44.700	358
	Net Sketched Area:	5,148	Total:	498,351
Size Ad	2880	Gross Are	6072	FinArea 3816

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

095.0-0002-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	